



# Oakland Mills Community Association

## Village Board Meeting Minutes

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045

**Board Members:** Jonathan Edelson, Chair ~ Lynn-Steven Engelke, Architectural Committee Chair  
Bill McCormack Jr., Vice-chair ~ Rebecca Bryant ~ Rena Ross ~ Warren Wortman  
Virginia (Ginny) Thomas, Columbia Council Representative

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**July 6<sup>th</sup> & 13<sup>th</sup>, 2021**

### July 6, 2021

#### **OMCA Board Vacancy Interview (held July 6, 2021)**

This meeting was conducted via Zoom remote virtual conferencing due to the Covid-19 pandemic.

**Mr. Edelson** called the meeting to order at 7:04 p.m.

**Present:** Jonathan Edelson, Board Chair; Bill McCormack, Board Vice-chair; Lynn Engelke, Architectural Committee Chair; Ginny Thomas, Columbia Council Representative; Rebecca Bryant; Warren Wortman; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

**Absent:** Rena Ross

**Quorum Present:** Yes

**Also present:** Howard County Council District 2 Aide Ashley Alston, Jennifer Hood, Patrick Patterson; see resident list.

**Ms. Thomas** motioned to approve the agenda for the interview meeting. **Ms. Engelke** seconded, and the motion passed (5-0-0).

**Mr. Edelson** introduced the candidates, Jennifer Hood and Patrick Patterson, and the Board conducted the interview.

**Mr. Edelson** adjourned the Board vacancy interview at 7:45 p.m.

### July 13, 2021

**Link to YouTube recording of the July 13, 2021 OMCA Board Meeting:**

<https://youtu.be/JItAUVyd48o>

#### **OMCA Regular Board Meeting**

This meeting was conducted via Zoom remote virtual conferencing due to the Covid-19 pandemic.

**Mr. Edelson** called the regular meeting of the OMCA Board of Directors to order at 7:03 p.m.

**Present:** Jonathan Edelson, Chair; Bill McCormack, Vice-chair; Lynn Engelke, AC Chair; Ginny Thomas, Columbia Council Representative; Rebecca Bryant; Rena Ross; Warren Wortman; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

**Quorum Present:** Yes

**Also Present:** Howard County Public School System (HCPSS) Board of Education Members Jennifer Mallo, Antonia Watts, and Jolene Mosley; Michael Harris, Special Assistant to Howard County District 2 Councilmember Opel Jones; Howard County Council District 2 Aide Ashley Alston; Howard County Executive Calvin Ball's Community Liaison & Social Media Manager Safa Hira; Talbott Springs Elementary School Principal Nancy Thompson; Oakland Mills United Executive Director Samuel Hahn; 75 residents in attendance.

### **Opening of Meeting**

- **Ms. Thomas** motioned to approve the June 22, 2021 OMCA Board meeting minutes (ATTACHMENT A). **Ms. Engelke** seconded, and the motion passed (6-0-0).
- **Ms. Thomas** motioned to approve the July 13, 2021 OMCA Board meeting agenda (ATTACHMENT B). **Mr. McCormack** seconded, and the motion passed (6-0-0).

### **Resident Remarks**

David Smith spoke about deferred maintenance of Oakland Mills Middle School (OMMS) and Oakland Mills High School (OMHS) as well as diversity and equity.

James Feagin spoke about the transfer of Cooke Cemetery from Howard Hughes Corporation to Columbia Association. He also suggested a name change from Robert Oliver Place to Margaret or Peggy Mace Place. **Mr. Edelson** asked for clarification as to whether the transfer would go to Columbia Association or Howard County, and Mr. Feagin said that an email he had received from Howard Hughes Corporation said the transfer would be to Columbia Association. **Ms. Thomas** stated she would work with Mr. Feagin and the CA Board regarding the transfer.

**Oakland Mills United** Executive Director Samuel Hahn thanked the Board of Education (BOE) members who were in attendance at the Board meeting. He spoke about deferred maintenance at OMMS and OMHS. He asked the BOE to listen to students' feedback and take it into consideration.

John DiTomasso stated that he supported the transfer of Cooke Cemetery to Howard County rather than CA because the County had more resources to care for the cemetery than CA.

Aadya Sharma stated that she had attended Lake Elkhorn Middle School and OMHS. She pointed out issues at both schools, especially deferred maintenance and the original 1973 HVAC still used at OMHS.

Sylvia Hennesie, who attended Oakland Mills schools and was an HCPSS Teacher-of-the-year, spoke about the resiliency of the Oakland Mills community and the high quality of students produced by OM schools. Though she praised the rebuild of Talbott Springs Elementary School (TSES), she asked the Board of Education members to help the OM community advocate and bring about change for its schools.

### **New Business**

#### ***Community Discussion with Members of the HCPSS Board of Education***

**Mr. Edelson** introduced the discussion, which pertained to deferred maintenance of OMMS and OMHS as well as other school-related issues. He also introduced the HCPSS Board of Education members who were present: Ms. Jolene Mosley, Ms. Antonia Watts, and Ms. Jennifer Mallo.

Regarding the question of why maintenance issues at OMMS and OMHS had been deferred for so long, Ms. Mosley explained that the number of seats affected whether a school would receive renovations, though she expressed concern about deferred maintenance at OM schools as well as the experience of students and teachers inside the schools. Ms. Watts stated that it was a public relations issue and suggested ways to increase awareness about issues at OMMS and OMHS as well as improve the reputations of the schools. She also stated that prioritization of Thomas Viaduct Middle School over OMMS/OMHS related to a desire to avoid redistricting due to housing development in the area. Ms. Mallo encouraged residents to vote for BOE members who would advocate for OM schools, especially for the 2022 election of at-large members of the BOE.

Regarding the question of capacity needs being determined by area school attendance projections and the continued under-capacity of OMHS, Ms. Mosley suggested looking at the school feed structure and patterns of students moving within and between feeds as a way of identifying which students needed to be moved during redistricting.

Regarding the question of equity and OM schools' underrepresented students, Ms. Watts stated that an equity-based BOE with members who would vote accordingly was needed. Ms. Mallo stated that members of the BOE were needed who understood "by experience" underrepresented students so that OM school-related issues could obtain a majority of votes.

**Ms. Bryant** asked about OM representation on the BOE and asked who else on the BOE residents and Board members could reach out to. Ms. Mosley and Ms. Watts encouraged residents to reach out to all BOE members. Ms. Mallo encouraged members of the OM community to attend the HCPSS Capital Budget Public Hearing in August to raise awareness of the issues at OMMS and OMHS.

**Ms. Thomas** asked about contact from County officials regarding these issues. Ms. Mosley stated that the BOE had not heard from County officials regarding deferred maintenance at OMMS/OMHS. She suggested reaching out to the County Executive and Councilmembers.

**Mr. Edelson** responded that OM had been advocating and that OM residents were 50 to 60 percent of the testimony at the most recent BOE and County Council budget hearings.

Ms. Mallo suggested that County representatives present at the Board meeting bring the issues to County Executive Calvin Ball and Councilmember Jones' attention.

TSES Principal Nancy Thompson spoke about the difficulties she and others faced in advocating for the rebuild of the school, a process which took ten years. She stated that the school had tried all of the suggestions the BOE members had made earlier in the meeting but that ultimately it was the OM community and the OMCA Board's involvement that finally brought about the rebuild. She stated that children in the OM community were as worthy as any other student in the County.

Regarding the frequent turnover of staff and administrators in OM schools, Ms. Mallo stated that the superintendent and staff determined transfers and that the BOE had been advocating for increased stability. Ms. Watts spoke about ways to retain teachers, staff, and administrators at schools.

Resident Krista Threefoot asked about those who regularly advocated at BOE meetings and what kinds of people advocated. She stated that it was difficult for many members of the OM community to attend those meetings and devote time to advocacy due to their need to work. Ms. Mosley stated that though there was no public transportation to the building where BOE meetings took place, virtual testimony would continue. BOE members would also listen to students who emailed them. Ms. Watts stated that advocacy need not require large amounts of time. Ms. Mallo said to keep testimony and requests made at meetings and to the BOE simple and concise.

**Mr. McCormack** thanked the BOE members for their service. He stated that he had been serving as Co-chair of the Howard County Housing Opportunities Master Plan Taskforce. The Taskforce had recommended changes in zoning regulations/land use, changes in policies, programs, and procedures, and changes in the Adequate Public Facilities Ordinance to obtain a more diverse housing mix throughout the County. **Mr. McCormack** suggested that the BOE change policy to focus away from capacity and toward providing excellent facilities for all existing HCPSS schools.

**Mr. Edelson** thanked the BOE members for attending the Board meeting. He asked them to continue to advocate for OM schools. He pointed out that schools surrounding OMHS were over capacity and that in recent redistricting, no student from those crowded schools had crossed over to attend OMHS. This was a reputation and public relations issue, and communities such as OM needed the advocacy of the BOE.

#### ***Cooke Cemetery Transfer of Ownership from Howard Hughes Corporation***

The Board discussed the transfer of ownership of Cooke Cemetery to either Columbia Association or Howard County. **Mr. Edelson** asked Howard County District Aide Ashley Alston and Michael Harris, Special Assistant to Howard County Councilmember Opel Jones, to look into the issue so that the Board could form a position. Mr. Harris stated that Councilmember Jones's office would be meeting with residents James Feagin and Rashida George to discuss the cemetery's transfer of ownership.

**Ms. Cederbaum** confirmed that Robert Oliver Place was on the County's list of possible name changes.

#### **Old Business**

##### ***Vacant Board Seat***

The Board voted by secret ballot, and Jennifer Hood was voted in as the new OMCA Board member.

##### ***July 4<sup>th</sup> Fireworks Bike Corral Report***

**Mr. Wortman** reported that 50 bikes had been parked at the corral, taking 25 cars off the road, and 20 volunteers participated. **Ms. Bryant** thanked OM residents Patrick and Brawnlynn Patterson for bringing the idea of a bike corral to her and Mr. Wortman. The group was looking at future events at which to conduct the bike corral.

#### **Board Chair Report**

**Mr. Edelson** reported that the Unisex Hair Salon had opened in the village center and that NYC Pizza would open the week of July 19<sup>th</sup>.

**Mr. Edelson** reported on the NRAAC application process for the 7/11 store and gas station at the former Exxon lot. He reported that Cedar was planning to tear down the former 2<sup>nd</sup> Chance Saloon space and replace it with a rock garden, which conflicted with OMCA architectural guidelines. He urged the Board to strictly follow its NRAAC process. Mr. Edelson also stated that CA Community Development staff said that once the County received plans from a developer, the village center community plans might come into play.

**Mr. Edelson** expressed his reaction to the BOE discussion earlier in the meeting.

Resident Amy Brooks thanked Mr. Edelson for representing the community on school-related issues. She said that Oakland Mills Online would like to commit to a monthly action item which other OM community organizations act on as well.

#### **Columbia Council Representative Report**

**Ms. Thomas** reported on the Howard County General Plan and how village center plans were important. She discussed the CA budget process. She suggested that OMCA send its priority list to the CA staff as soon as

possible.

### **Village Manager Report**

**Ms. Cederbaum** reported that the staff was now on a hybrid schedule both in and out of the office.

### **Committee Reports**

#### *Public Space Advisory Committee*

**Mr. Wortman** reported that the committee would be meeting in-person at the pavilion next to the bocci courts at Blandair Park on July 20<sup>th</sup> at 7:00 p.m. **Mr. Edelson** reported that short, medium and long-term solutions for “The Hill at the Mill” (along Thunder Hill Road behind OMHS) had been agreed upon by those present at the July 9<sup>th</sup> meeting at OMHS.

#### *Architecture Committee*

**Ms. Engelke** said that she looked forward to progress on village center development.

### **Board Bulletin Board**

**Ms. Cederbaum** thanked Mr. Edelson for organizing the BOE discussion with 75 residents in attendance.

**Mr. Edelson** announced that the IRS would be sending monthly refunds to families for the Child Tax Credit starting July 15th. These payments might not be automatic for those who did not have a tax return filing requirement. They should visit IRS.gov as soon as possible to register through the portal to ensure they received payment.

**Mr. Edelson** adjourned the regular OMCA Board meeting at 9:25 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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**Board Members:** Jonathan Edelson, Chair ~ Lynn-Steven Engelke, Architectural Committee Chair  
Bill McCormack Jr., Vice-chair ~ Rebecca Bryant ~ Rena Ross ~ Warren Wortman  
Virginia (Ginny) Thomas, Columbia Council Representative

June 22, 2021

**Link to YouTube recording of the June 22, 2021 OMCA Board Meeting:**

<https://youtu.be/aN4tVqMqnCQ>

## OMCA Regular Board Meeting

This meeting was conducted via Zoom remote virtual conferencing due to the Covid-19 pandemic.

**Mr. Edelson** called the regular meeting of the OMCA Board of Directors to order at 7:01 p.m.

**Present:** Jonathan Edelson, Chair; Bill McCormack, Vice-chair; Lynn Engelke, AC Chair; Ginny Thomas, Columbia Council Representative; Rebecca Bryant; Warren Wortman; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant

**Absent:** Rena Ross

**Quorum Present:** Yes

**Also Present:** Howard County Council District 2 Aide Ashley Alston; see resident list.

## Opening of Meeting

- **Ms. Thomas** motioned to approve the June 8, 2021 OMCA Board meeting minutes (ATTACHMENT A). **Mr. McCormack** seconded, and the motion passed (5-0-0).
- **Mr. Wortman** motioned to approve the June 22, 2021 OMCA Board meeting agenda (ATTACHMENT B). **Ms. Thomas** seconded. **Ms. Bryant** asked to amend the agenda. The amended agenda was approved (5-0-0).

## Old Business

### *Vacant Board Seat*

**Ms. Cederbaum** reported on letters of interest for the vacant OMCA Board seat. She would send the complete list to the board vacancy sub-committee on June 23<sup>rd</sup>, the day after the deadline for letters of interest had passed. The Board agreed that the sub-committee would meet with each candidate if more than two were interested and then suggest two names to meet with the full board on or before July 13<sup>th</sup>.

### *OMCA's Priority List for CA*

**Mr. Edelson** reviewed OMCA's Priority List for CA as compiled at the June 8<sup>th</sup> OMCA Board meeting (ATTACHMENT C). After discussion, the Board agreed to add the following priorities for CA:

- Commit to a comprehensive, transparent partnership process with the villages to evaluate the management contract in FY23 in preparation for the FY24 management contract.

- Perform a consultant-led community engagement process to reevaluate CA and determine its function, purpose, structure, and future.
- Install a restroom on the second floor of The Other Barn
- Consult with Oakland Mills on the next phase of the tot lot pilot program in Oakland Mills.
- Install electric car chargers in the Oakland Mills village center on CA property in Oakland Mills.

## **New Business**

### ***Fourth of July Fireworks Bike Corral***

**Ms. Bryant** reported that she, Mr. Wortman, and others had been working to establish a secure bike storage space for those riding their bikes to the Howard County Fourth of July Fireworks, many of whom would be coming from Oakland Mills. Ms. Bryant was seeking \$320 in funding to rent bike racks and hoped to secure funds from a variety of sources, including OMCA. After discussion, the Board agreed to commit \$160 from OMCA's already-budgeted special event account with the provision that Ms. Bryant could email the Board if more funding was needed.

### **Board Chair Report**

**Mr. Edelson** reported that activity had been seen in the village center at the new salon and pizza spaces. He also reported that Officer DeBronzo had acted on his request to address abandoned cars in the village.

### **Columbia Council Representative Report**

**Ms. Thomas** gave an update on CA. She reported that sports and fitness membership sales had increased, School Age Services and the Columbia Art Center would be managing summer camps, and the Youth and Teen Center would be reopening June 28<sup>th</sup>.

**Ms. Thomas** also reported that the CA Board was considering four priorities for the coming year: community engagement, Symphony Woods, the Howard County General Plan, and evaluating and setting priorities for the CA President.

### **Village Manager Report**

**Ms. Cederbaum** shared the FY21 Year-end Financials (ATTACHMENT D). **Ms. Engelke** motioned to approve OMCA's FY21 Year-end Financials. **Mr. Wortman** seconded, and the motion passed (5-0-0).

**Ms. Cederbaum** reported that CA had shared a plan for installation of a restroom on the second floor of The Other Barn. The plan would call for the bathroom to replace the current chair/sound system storage space which would be relocated to an expanded closet space near the silo door. This would reduce capacity by 25% and affect the aesthetics of the loft. A discussion ensued. The consensus of the Board and staff was that this was not a viable option. Ms. Thomas said she would request a meeting at The Other Barn to discuss alternative options for a second-floor restroom. Ms. Thomas would contact CA President/CEO Lakey Boyd and CA Director of Open Space and Facilities Services Dennis Matthey to schedule a meeting.

**Ms. Cederbaum** reported that summer camp had started at the Stevens Forest Neighborhood Center. David Smith had been selected as the new Chair of the Resident Architecture Committee to replace Michael Vaughn, who had been hired as OMCA's new covenant advisor for applications. CA was holding a summer camp at the Youth and Teen Center.

## **Committee Reports**

### ***Education Committee***

**Mr. Edelson** shared questions that the education committee had compiled for the Board's July 13<sup>th</sup> meeting

with members of The Board of Education. A discussion ensued. Mr. Edelson would review the questions and reword.

## **Board Bulletin Board**

**Mr. Wortman** gave a report on Public Space (ATTACHMENT E).

**Mr. Edelson** said that the OMHS boys' track and field team had won the state championship. **Ms. Cederbaum** added that team member Judson Lincoln was the son of OMCA contractor Jud Lincoln, who was currently an OMCA contractor.

**Mr. Edelson** motioned to go into closed session to consult with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation. **Mr. McCormack** seconded, and the motion passed (5-0-0).

The closed session of the OMCA Board began at 9:15 p.m. and ended at 9:24 p.m.

**Mr. Edelson** went into the regular open session of the OMCA Board at 9:24 p.m.

Upon return to open session, it was announced that the Board would send a 15-day notice to a noncompliant property for potential legal action with CA.

**Mr. Edelson** adjourned the regular OMCA Board meeting at 9:25 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant



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Village Board**

**The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045**

**Board Members:** Jonathan Edelson, Chair; Bill McCormack Jr., Vice-Chair

Lynn-Steven Engelke, Architecture Committee Chair;

Rebecca Bryant, Rena Ross, Warren Wortman

**Columbia Council Representative:** Virginia (Ginny) Thomas

**Oakland Mills Board of Directors Meeting  
Tuesday, July 13, 7:00 p.m.**

**Topic: Oakland Mills Board of Directors Meeting, July 13, 2021**

**Time: Jul 13, 2021 07:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/81598551023>

**Meeting ID: 815 9855 1023**

**One tap mobile**

+13017158592,,81598551023# US (Washington DC)

**Dial by your location**

+1 301 715 8592 US (Washington DC)

**Meeting ID: 815 9855 1023**

**Find your local number:** <https://us02web.zoom.us/u/kefRqzJ04g>

**7:00 p.m.**

**Opening of meeting**

Approve Minutes from June 22, 2021 Board Meeting

Approve Agenda for July 13, 2021 Board Meeting

**7:05 p.m.**

**Resident Remarks, 3-minute remarks (10 min)**

Please note that meeting attendee's audio is muted. If you wish to participate in Resident Remarks please "raise your hand" which is one of the options available for participants and appears as an icon on the screen.

**7:15 p.m.**

**NEW BUSINESS**

**Oakland Mills community discussion with HCPSS Board of Education members Antonia Watts, Jolene Mosley and Jennifer Mallo about the condition of the Oakland Mills Middle and Oakland Mills High campuses (50 min)**

**Cooke Cemetery discussion to support transfer of ownership from Howard Hughes Corporation to Howard County Government and ask Councilman Jones to support the transfer, Board Discussion (10 min)**

- 8:15 p.m.**                    **OLD BUSINESS (15 min)**  
**Vacant Board Seat**, Board discussion and vote (10 min)
- Recap of July 4<sup>th</sup> Bike Corral**, Rebecca Bryant and Warren Wortman (5 min)
- 8:30 p.m.**                    **Board Chair Report**, Jonathan Edelson (10min)  
Village Center development process
- 8:40 p.m.**                    **Columbia Council Rep. Report**, Virginia (Ginny) Thomas (10 min)  
**Vice-Chair of the Columbia Association Board of Directors**
- 8:50 p.m.**                    **Village Manager Report**, Sandy Cederbaum (5 min)  
Financial and Operations Update
- 8:55 p.m.**                    **Committee Reports (5 min)**  
**Public Space**, Warren Wortman, Chair  
**Architecture**, Lynn Engelke, Chair
- 9:00 p.m.**                    **Board Bulletin Board** (5 min)
- 9:05 p.m.**                    **Adjourn**